

138.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,132,600 / 1,132,600

USE VALUE: 1,132,600 / 1,132,600

ASSESSED: 1,132,600 / 1,132,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		JASON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: QUINTO ERIC T/ETAL	
Owner 2: LARSEN JUDITH A	
Owner 3:	

Street 1: 159 JASON STREET	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
StProv:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,437 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2420 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6437		Sq. Ft.	Site		0	90.	0.95	10									551,800						551,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							88176
							GIS Ref
							GIS Ref
							Insp Date
							01/26/09

**USER DEFINED**

Prior Id # 1:	88176
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:55:32
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	575,700	5100	6,437.	551,800	1,132,600	1,132,600
2019	101	FV	419,600	5100	6,437.	582,500	1,007,200	1,007,200
2018	101	FV	419,600	5100	6,437.	429,200	853,900	853,900
2017	101	FV	419,600	5100	6,437.	410,800	835,500	835,500
2016	101	FV	419,600	5100	6,437.	380,100	804,800	804,800
2015	101	FV	374,000	5100	6,437.	318,800	697,900	697,900
2014	101	FV	374,000	5100	6,437.	311,500	690,600	690,600
2013	101	FV	374,000	5100	6,437.	296,700	675,800	675,800

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN ROBERT/ET	24826-63		8/30/1994		354,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2020	846	Solar Pa	13,061	C				
3/18/2015	717	Renovate	37,775					Renovate existing
7/16/2003	575	Redo Kit	65,830	C		G6	GR FY06	& BMT ENTRY
3/10/2000	138	Addition	40,000					ADD RM AND BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
1/26/2009	Meas/Inspect	197	PATRIOT
7/12/2005	Permit Visit	BR	B Rossignol
11/8/1999	Meas/Inspect	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

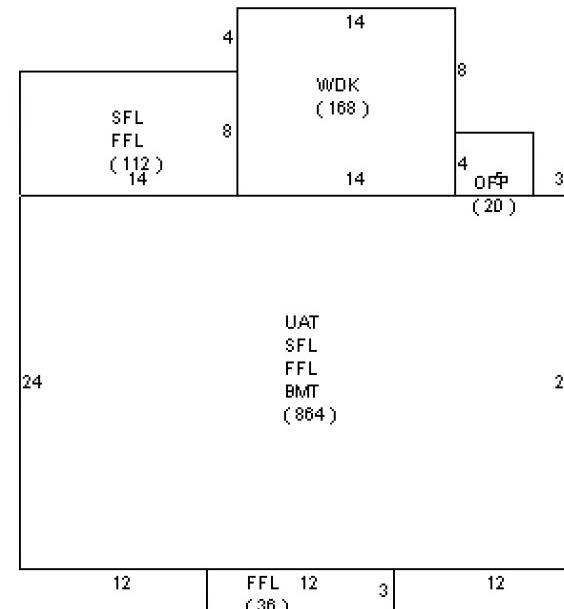
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1931	21.25	T	40	101			5,100			5,100

BATH FEATURES

Full Bath:	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

COMMENTS

OF=SINK IN BMT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB: 2	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		
Economic:		
Special:		
Override:		
Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.17816901
Const Adj.:	0.99287075
Adj \$ / SQ:	146.221
Other Features:	127500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645360
Depreciation:	69699
Depreciated Total:	575662

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:

Juris. Factor:	1.00
Special Features:	0
Final Total:	575700

Val/Su Net:	176.81
Val/Su SzAd:	289.59

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:

Juris. Factor:	1.00
Special Features:	0
Final Total:	575700

Before Depr:	194.47
Val/Su Net:	176.81
Val/Su SzAd:	289.59

PARCEL ID: 138.0-0001-0001.0

Color:

Size Ad: 1988

Gross Are:

3904

FinArea:

2420

Net Sketched Area: 3,256

Total:

357,735

Code: FFL

Area: 1,012

Rate - AV:

146,220

Undepr Value:

147,976

Code: SFL

Area: 976

Rate - AV:

146,220

Undepr Value:

142,712

Code: BMT

Area: 864

Rate - AV:

55,270

Undepr Value:

47,755

Code: UAT

Area: 216

Rate - AV:

76,040

Undepr Value:

16,424

Code: WDK

Area: 168

Rate - AV:

11,870

Undepr Value:

1,994

Code: OPP

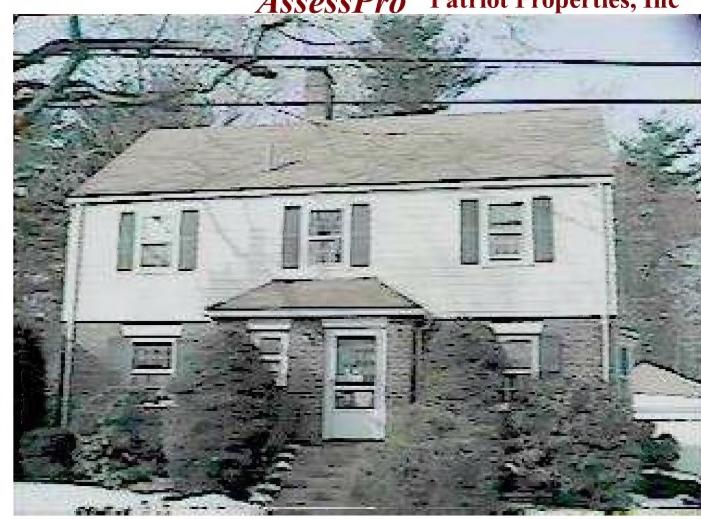
Area: 20

Rate - AV:

43,690

Undepr Value:

874

IMAGE

AssessPro Patriot Properties, Inc